

## Trianovich, Amanda

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**From:** Zoning Board of Appeals  
**Subject:** FW: Please submit this to file 233 Hillspoint variance (ZBA#20-00305)  
**Attachments:** updateone\_petition\_to\_ZBA\_to\_deny\_application\_#20-00305\_et\_al\_for 233\_Hillspoint\_Rd.pdf

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**From:** David J. van Dorsten <dvandorsten@optimum.net>  
**Sent:** Tuesday, September 1, 2020 11:57 AM  
**To:** Zoning Board of Appeals <ZBA@westportct.gov>  
**Cc:** Young, Mary <maryyoung@westportct.gov>; Tyminski, Cindy <ctyminski@westportct.gov>  
**Subject:** Please submit this to file 233 Hillspoint variance (ZBA#20-00305)

**CAUTION:** This email originated from outside of the Town of Westport's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs /Madams of the ZBA

Please find attached a seven page document containing additional signatures to be added to the list sent previously, for the petition opposing the variance application being heard 233 Hillspoint Road ZBA #20-00305.

Please note that seven of the nine properties, abutting & within 100 feet, are opposed, along with signatures of other affected residents in the immediate area.

Regards

Regarding 233 Hillspoint Road (ZBA #7592, ZBA #7629, Revoked Zoning Permit #42345, ZBA 20-00305),

We the undersigned ask the ZBA to deny this application. We fully support the points below:

1. Westport Town P&Z & ZBA must enforce all rules to their fullest extent to protect ALL Westport residents from overdevelopment of this parcel, abutted by public & public park property on three sides.
2. Recognize that the owner/developer acted independently to abandon the Commercial Use of the property and to demolish the existing structure. In doing so, the owner lost all claims to prior, non-conforming uses and non-conforming coverages.
3. Recognize that all hardships, other than setbacks, are without merit under CT law for this parcel.
4. Financial considerations of the applicant, both direct and indirect, in this development cannot legally be considered a hardship.
5. Limit the development of this Westport property abutting town property on three sides, to:
  - a. 15% building coverage, which is the maximum allowed without a valid hardship variance
  - b. Height of 26' to the midpoint of the roof, starting at FEMA Base Flood Elevation
  - c. Enforcement of the definition of "Cupola", negating usage of stairs, elevators & storage
  - d. Limiting coverage/use of areas within setbacks so that they do not include:
    - i. Coverages for egress
    - ii. Coverage for mechanicals

NAME	Address	Date
KRAVITZ	HAL KRAVITZ & K... / 222 HILLSPOINT RD	8/30/20
LAUB	DAVID LAUB David E Laub Jr. 4 Campo Hill Ave	8/30/2020
BERGMANN	Don Bergmann Bergmann 32 Sherwood Dr	8/30/2020
VAN DORSTEN	DAVID VAN DORSTEN / 216 HILLSPOINT RD	30 AUG 2020
WEBER	Michael Weber 208 HILLSPOINT RD	8-30-20
FERRARI	Ernest Ferrari 220 Hillpoint R.	8/30/20
HOLWITZ	William Holwitz 232 Hillpoint	8/31/20

SIGNATURE ARRIVING FEDEX ON 9/1/20 (EMAIL CONFIRMATION AVAILABLE)

COELHO  
Anita & Joe Coelho 506 Hill Road 8-30-20







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NAME	Address	Date
BERGMAN	32 Sherwood Dr	8/31/20
BERGONZI	41 Sherwood Dr	8/31/20
APPELBAUM	37 Sherwood Dr	8/31/20
POSNER	33 Sherwood Dr	8/31/20
TIFFANY NUNN & ERIC RIBEIRO	5 Camp Hill Ave	8/31/20
JACKMAN	8 Camp Hill Ave	8/31/20
BASS	23 Sherwood Dr.	8/31/2020
WILSON	15 SHERWOOD Dr	8/31/2020
DIPRATO	4 Sherwood Dr.	8/31/2020
DIPRATO	4 Sherwood Dr	8/31/2020
HANIGAN	6 Sherwood	8/31/2020
MARTIE	8 SHERWOOD	8/31/20
SLOUTER	14 Sherwood	8/31/20

SHERWOOD

$$4/7$$

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NAME	Address	Date
Jill Hood	33 Soundview Dr	31 AUG 2020
Lisa Martin	2 Buena Vista Drive	8/31/2020
Lauren Martin	2 Buena Vista Drive	8/31/2020
Cynthia Wirth	1164 E. 72nd	8/31/2020
<del>Kenneth Conrad</del>	<del>Park Lane Dr.</del>	<del>8/31/2020</del>
Cassie Hess	86 Palmer Ave.	8/31/20
Kim Bumbalow	26 Shenwood Drive	8/31/20
Helen Berke	6 Hidden Hill Rd	8-31/20

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	NAME	Address	Date
BRADY	Susan Brady	5 Sherwood Drive	8/31/2020
FELLOWS	Robin Fellows	16 Sherwood Drive	8/31/2020
FELLOWS	Kath Fellows	16 Sherwood Drive	8/31/2020
	Joseph Vety	Sherwood Drive	8/31/2020
DOINO	ROSE MARIE DOINO	10 SHERWOOD DRIVE	8/31/2020
DOINO	ORIGINAL SIGNATURE AVAILABLE IN PERSON 9/1/20	17 SHERWOOD DRIVE	8/31/2020
	SEE PAGE	FOR ORIGINAL SIGNATURE	

8/7

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[illegible]

Regarding 233 Hillspoint Road and NEW application ( ZBA 20-00305) as well as (ZBA #7592, ZBA #7629, Revoked Zoning Permit #42345,

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We the undersigned ask the ZBA to deny this application. We fully support the points below:

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NAME	Address	Date	
HEYN	Dalma Heyn	240 Hillspoint	8/31/20
DOINO	Rosemarie Doino	10 Sherwood Dr.	9/1/20
DOINO	Rosemarie Doino	117 Sherwood Dr.	9/1/20
DeCAPRIO SILVERSTEIN	PETER DeCAPRIO KAREN SILVERSTEIN	238 Hillspoint Road	9/1/20
PETER GREEN	PETER GREEN	236 Hillspoint Road	9/1/20

\* ORIGINAL TO FOLLOW, RESIDENTS OUT OF TOWN, WIFI UNAVAILABLE